153.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	898,300 / 898,300
					USE VALUE:	898,300 / 898,300
					ASSESSED:	898,300 / 898,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILLER MATTHEW A & CATHERINE	
Owner 2:		
Owner 3:		
Street 1:	59 EUSTIS ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	WILGRAM FREDERICK C -
Owner 2:	-
Street 1:	59 EUSTIS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,312 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Aluminum Exterior and 2149 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7312.000	386,800		511,500	898,300
Total Card	0.168	386,800		511,500	898,300
Total Parcel	0.168	386,800		511,500	898,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.96 | /Parcel: 417.9

Legal Description

User Acct 101534

GIS Ref

GIS Ref

Insp Date 10/27/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 153.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	386,900	0	7,312.	511,500	898,400	898,400	Year End Roll	12/18/2019
2019	101	FV	288,700	0	7,312.	479,500	768,200	768,200	Year End Roll	1/3/2019
2018	101	FV	288,700	0	7,312.	396,400	685,100	685,100	Year End Roll	12/20/2017
2017	101	FV	288,700	0	7,312.	364,400	653,100	653,100	Year End Roll	1/3/2017
2016	101	FV	248,000	0	7,312.	332,500	580,500	580,500	Year End	1/4/2016
2015	101	FV	238,300	0	7,312.	326,100	564,400	564,400	Year End Roll	12/11/2014
2014	101	FV	238,300	0	7,312.	303,100	541,400	541,400	Year End Roll	12/16/2013
2013	101	FV	238,300	0	7,312.	288,400	526,700	526,700		12/13/2012

!11994!

PRINT

Date	Time
12/11/20	02:07:01

LAST REV

Date	Time
11/04/16	14:21:02

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11994

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILGRAM FREDERI	1488-77		3/13/2015		750,000	No	No		GEORGE FRIEDRICH D.O.D. 10/13/2015 IN MAINE.
WILGRAM GEORGE,	1406-121		10/19/2011	Convenience	99	No	No		George Friederich Wilgram d.o.d 10/13/14 in M
WILGRAM ISABELL	1228-101		10/10/2000	Family	1	No	No		
	948-79		7/1/1981		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2015	449	Redo Kit	53,500					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2016	Sales Review	PT	Paul T
6/1/2015	Permit Insp	PC	PHIL C
10/27/2008	Meas/Inspect	197	PATRIOT
3/30/2001	Inspected	201	PATRIOT
10/24/2000	Hearing N/C	189	PATRIOT
12/9/1999	Mailer Sent		
11/22/1999	Measured	272	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101534
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7312		Sq. Ft.	Site		0	80.	0.87	9									511,489						511,500	

Total AC/HA: 0.16786 | Total SF/SM: 7312 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 511,489 | Spl Credit | Total: 511,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24055123
Const Adj.:	0.98500049
Adj $ / SQ:	152.743
Other Features:	100254
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433629
Depreciation:	46832
Depreciated Total:	386797

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

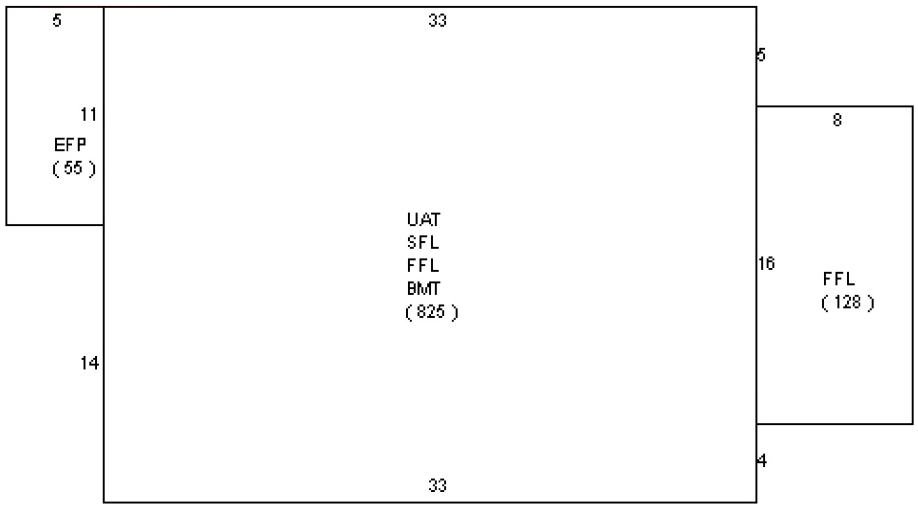
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	152.74
Special Features:	0	Val/Su Net:	135.06
Final Total:	386800	Val/Su SzAd	217.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	953	152.740	145,564
BMT	Basement	825	48.760	40,223
SFL	Second Floor	825	152.740	126,013
UAT	Upper Attic	206	85.540	17,642
EFP	Enclos Porch	55	71.510	3,933

Net Sketched Area:	2,864			Total:	333,375
Size Ad	1778	Gross Are	3483	FinArea	2149

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

153.0-0002-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	